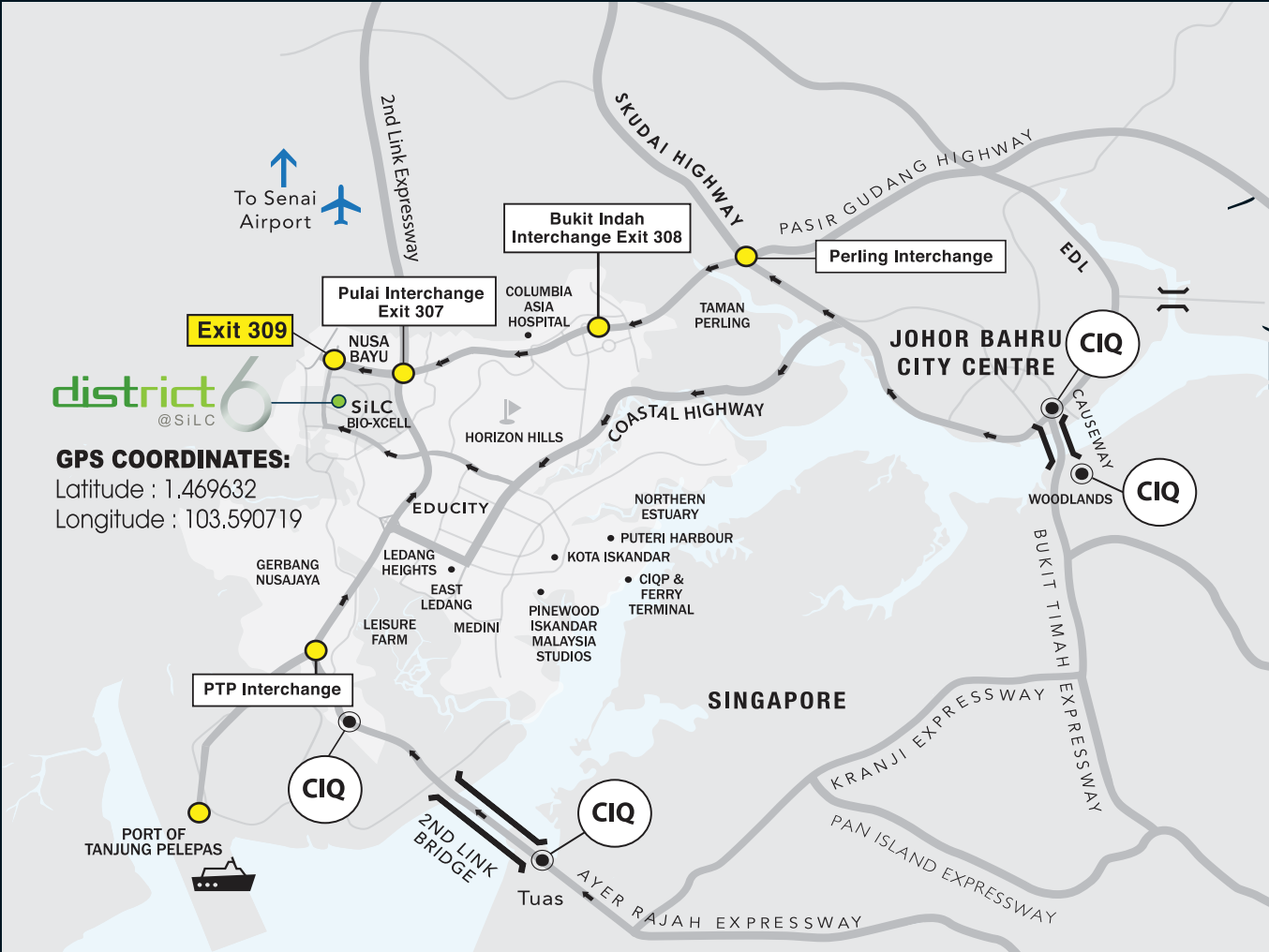






District 6 is surrounded by Nusajaya's key amenities and fronts the Pontian Link Expressway while being immediately accessible from EXIT 309. With the upcoming High Speed Rail (HSR) set to have an interchange in Nusajaya, be sure excellent accessibility.



- **4-in-1 multi-functional** industrial space to accommodate various industries
- **Column-free** floor layout for maximum flexibility
- **9metre** factory height
- Extra high ceiling for **excellent ventilation and translucent roof for natural lighting**

Floor loading : Ground floor production : 20KN/m² (Non-suspended floor slab)
First floor production : 10KN/m²



- **10 person** passenger lift (by 3 stops)



- **2 tones** goods hoist (by 2 stops)

inspired industrial SPACE

Excellent infrastructure

- MSB 1000A (Incoming 600A)
- Street lighting
- Car park bays

Lobby finishes : **Polished tiles**
Lobby staircase finishes : **Homogeneous tiles**

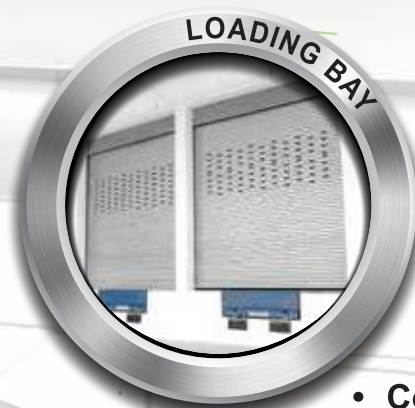


exquisite BY DESIGN

THE DRIVING FORCE IN BUSINESS GROWTH



- Full ceramic tiles up to ceiling height



- Covered loading bays with dock levellers



Office finishes : **Polished tiles**
Floor loading : **2.5KN/m²**

District 6@SiLC features a limited collection of ready-built **FREEHOLD** single storey detached factories with three storey office block. It's complemented with strategic location planning and an impressive building facade that come together to add a competitive edge for an outstanding corporate image.

In addition, District 6 factories are well-equipped with excellent building specifications to perfectly accommodate the practical needs of today's industries operations. By offering an innovative layout, it serves for various business needs and is ideal for industrial operators or as product showrooms/distributors. District 6 is designed exclusively with a total of 6 units only and is now available for immediate occupancy!

IMMEDIATE OCCUPANCY
“plug & play”

limited to 6 units only

Secure & Guarded



No artist impressions, just an impressive impression.

All images used are actual site photos of District 6.

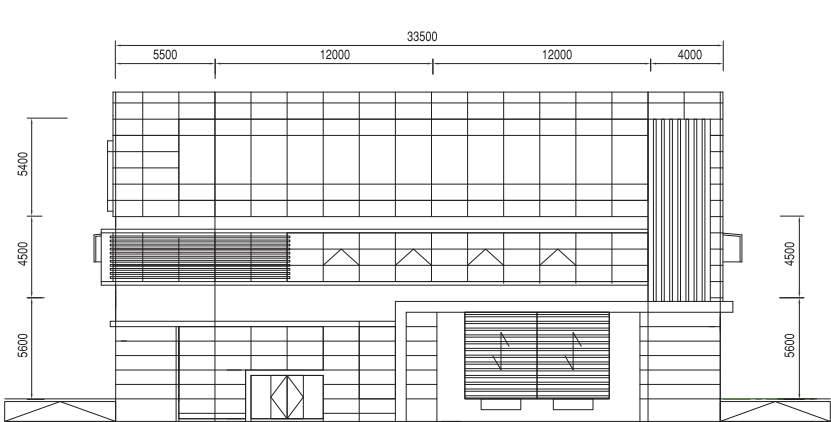
Actual site photo.

Building Specification

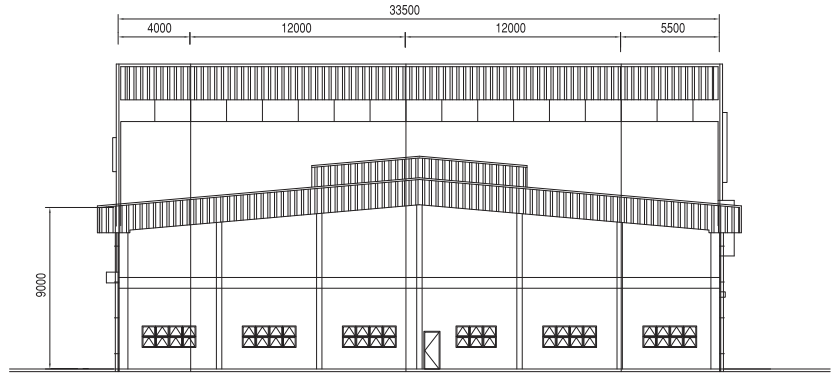
Factory Height	: 9m		
Floor Design Loads			
Ground floor production	: 20KN/m ² (Non-suspended floor slab)		
1st floor production	: 10KN/m ²		
2nd floor office	: 2.5KN/m ²		
Roof Systems			
Roof Structure	: Structural Steel designed to BS 5950 Standard		
Roof Sheets	: Zincalume Metal Roof c/w 50mm thick fiberglass insulation		
Rain Water Down Pipe	: Exposed 150mm Ø UPVC pipe (Production Area) Concealed 150mm Ø UPVC pipe (Office Area)		
Gutter	: Stainless Steel Gutter		
Walls			
Internal Wall	: 115mm thick common brickwall with plaster and painted with emulsion paint. : Ceramic wall tiles to toilets and pantry (2.1m high)		
External Wall	: 115mm thick common brickwall with plaster and painted with weatherbond paint.		
Floors			
Ground floor	: 150mm thick G25 concrete with a layer of polythene sheet and BRC A7		
Production Finishes	: 4kg/m ² floor hardener finishes		
Office & Lobby Finishes	: Polish tiles		
Lobby Staircase Finishes	: Homogeneous tiles		
Doors			
External Doors	: Motorized Roller Shutters and Mild Steel Doors (Production Area) : 12mm tinted tempered glass door (Entrance Area)		
Internal Doors	: Timber Flush Door (Office Area)		
Windows			
External Windows	: NA Aluminium Sliding Windows (Production Area) : Reflective Glass Curtain Wall (Office Area) : Aluminium Framed Top Hung Windows (Office Area)		
Ceiling			
Office Area	: 2ft x 4ft Gypsum Pin Hole False Ceiling (Office Area)		
Production Area	: Exposed Structure (No Ceiling)		
Infrastructure Works			
External Road	: 150mm thick Reinforced Concrete Road c/w road marking		
Parking Bays	: 150mm thick Reinforced Concrete Road c/w parking lot		
Fencing			
Front Signage	: 9m length common brickwall with c/w plaster and painted with weatherbond paint		
Perimeter	: 2m high Pre-cast wall or common brickwall		
Gate	: 9m Wide Sliding Gate w/o motor		
Drainage System	: Concealed Pipe Culvert Drain		
Sewerage System	: Vitrified clay pipe (VCP) connect to main sewerage line.		
Ancillary Buildings	: Bin Center,		
10 Person Passenger Lift	: 1 no., (by 3 stops)		
2 Tones Goods Hoist	: 1 no., (by 2 stops)		
Guardhouse	: 1 no.		
TNB Sub-station	: Subject to appropriate authority requirement		
Dock Leveller	: 2 no.		
Mechanical & Electrical Specification			
MSB 1000A (incoming 600A)	1 No	13A S/S/O	50 Nos
DB 100A	1 No	Air-Cond Power Point	12 Nos
DB 60A	3 Nos	Emergency Light	30 Nos
DB 30A	1 No	Keluar Sign	10 Nos
Lighting Point	120 Nos	Telephone Point	1 No
		30A Isolator Point	2 Nos
FIRE PROTECTION SYSTEMS			
Fire Alarm System	Yes	Portable Fire Extinguisher	Yes
Hosereel System	Yes	Direct Link to Fire Brigade	Yes
Automatic Sprinkler System (Ordinary Hazard)	Yes	Hydrant System	Yes

The information, perspective and plans contained in this brochure are subject to change and cannot form part of an offer or contract. All renderings are artist's impression only and all measurements are approximate. While every reasonable care has been taken, the developer cannot be held responsible for any inaccuracies.

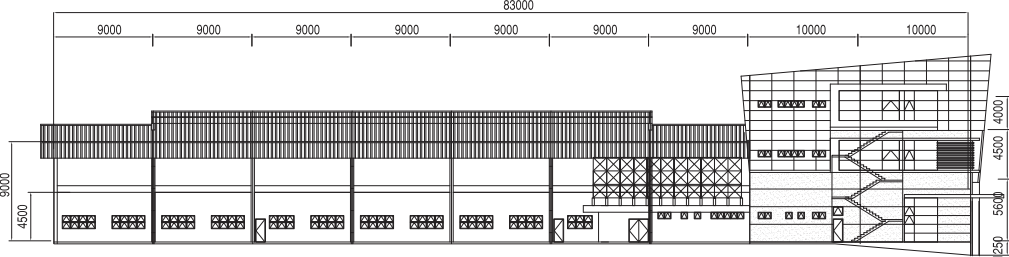
Elevation Plan



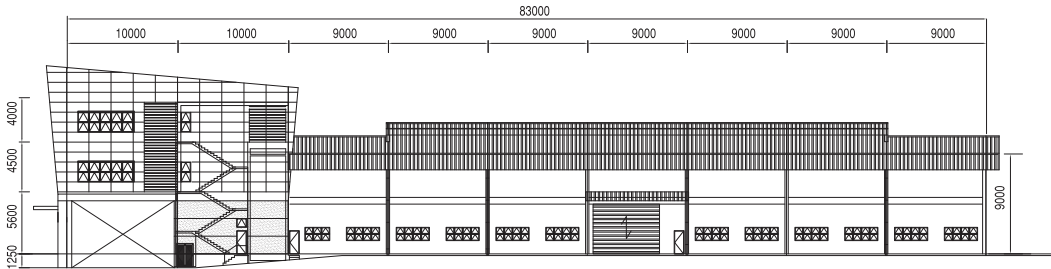
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Single Storey Detached Factory With 3-Storey Office Block

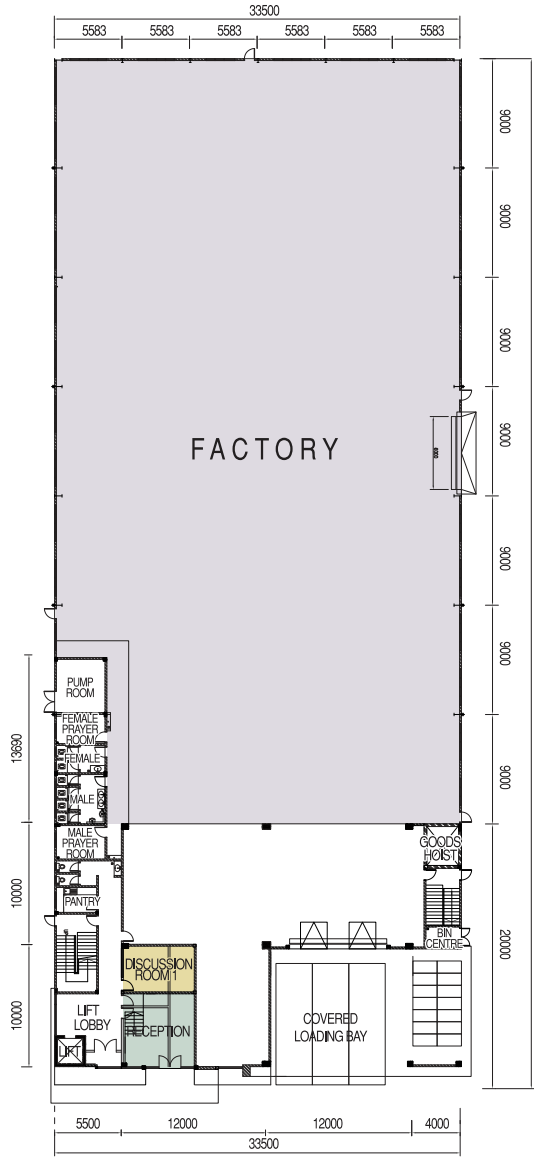
FLOOR PLAN

INTERMEDIATE UNIT

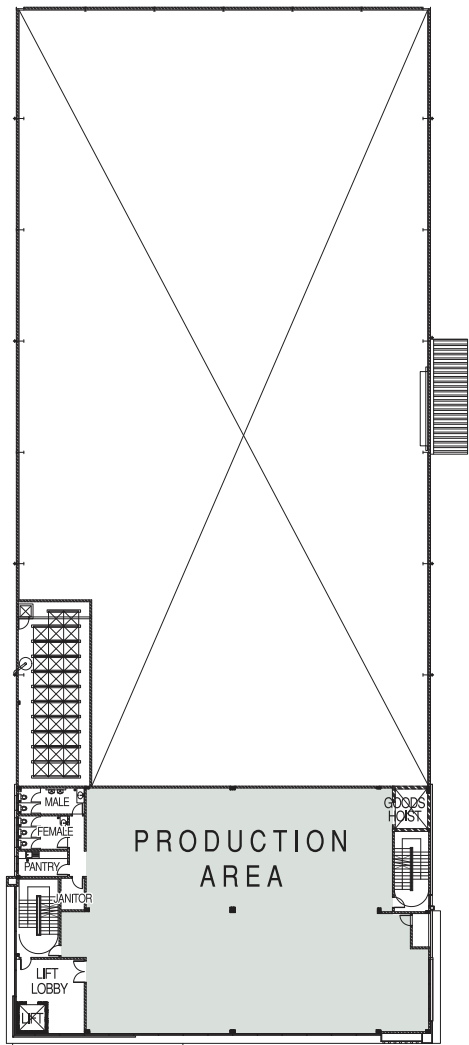
BUILT-UP AREA : 46,101.22 ft²
LAND AREA : 54,287.90 ft²

CORNER UNIT

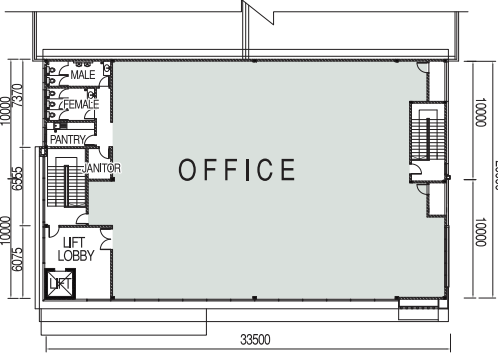
BUILT-UP AREA : 46,101.22 ft²
LAND AREA : 56,344.01 ft²



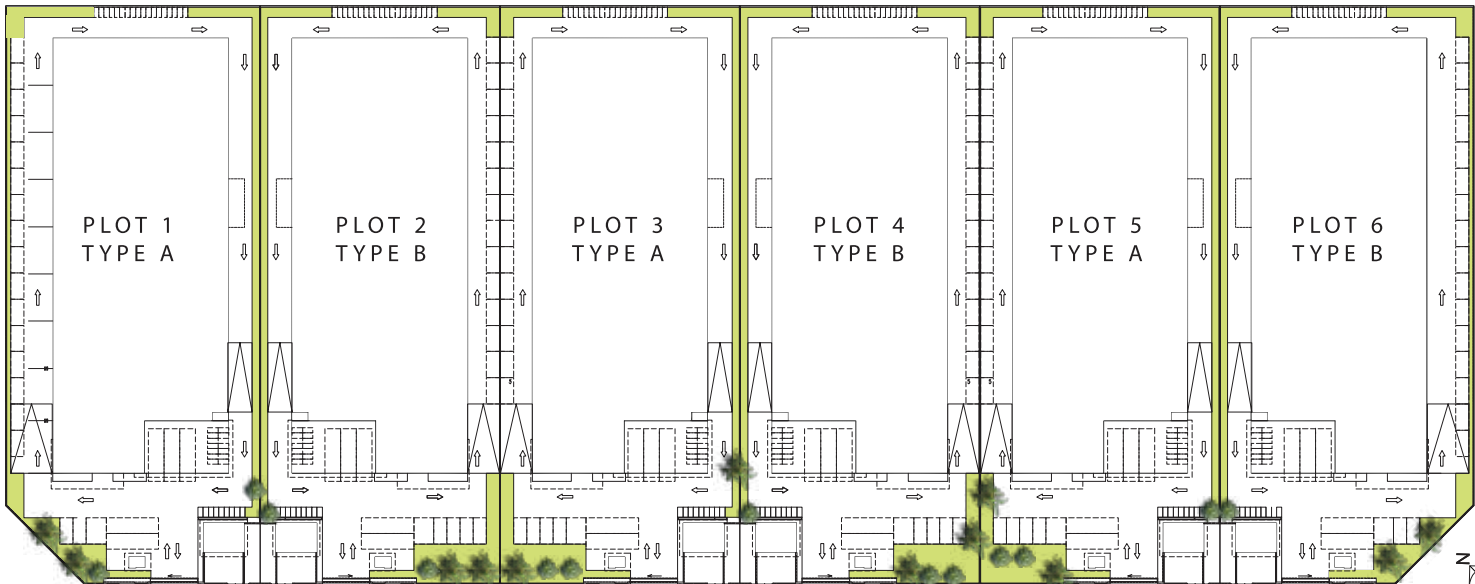
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN

JALAN BIOTEKNOLOGI 2



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